

67-2-32 4940

BK 3586 PG 040

WARRANTY DEED

~~WARRANTY DEED~~

63-113

# Know all Men by these Presents,

016388

That We, GERALD L. VIGUE and BETHANY E. VIGUE, of Waterville, County of Kennebec and State of Maine

in consideration of One Dollar and other valuable consideration

TRANSFER  
TAX  
PAID

paid by John C. Pooler

whose mailing address is RR2, Box 7070, Fairfield, Maine 04937

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said John C. Pooler

as ~~joint tenants and not as tenants in common~~ his heirs and assigns forever, a certain lot or parcel of land with the buildings thereon situate in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning at the westerly corner of land of Martin F. Bartlett, et als in the northeasterly line of a proposed extension of Walnut Street; thence northeasterly in the northwesterly line of said land of Bartlett et als one hundred thirty-two (132') feet; thence northwesterly at right angles and in a line parallel to said northeasterly line of said proposed extension of Walnut Street one hundred twenty-eight (128') feet; thence southwesterly at right angles and in a line parallel with the northwesterly line of land of said Bartlett et als one hundred thirty-two (132') feet to the northwesterly line of said proposed extension of Walnut Street; thence southeasterly in the northeasterly line of said proposed extension of Walnut Street to the point of beginning.

Also a right of way, in common with others, over said proposed extension of Walnut Street which is fifty feet (50') wide, from the westerly corner of land hereby conveyed to Walnut Street.

Meaning and intending to convey the same premises conveyed to Gerald L. Vigue and Bethany E. Vigue by Warranty Deed of the City of Waterville, dated July 28, 1975, and recorded in Kennebec County Registry of Deeds, Book 1835, Page 287.

Excepting and reserving from this conveyance to Grantors, their heirs, executors, administrators and assigns an easement and right to install, repair, maintain, alter and operate sewer lines, storm drains and water lines in, into, upon, over, across, and under a strip of land along the easterly side of the building now located on the property hereby conveyed. The width of said easement hereby excepted and reserved shall be that width which is necessary and reasonable for the installation, repair, maintenance and operation of said sewer lines, storm drains and water lines. The easement hereby excepted and reserved shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their respective heirs, executors, administrators and assigns. The Grantors herein, their heirs, executors, administrators and assigns shall return the strip of land hereby excepted and reserved for said easement to as near as is reasonable to the condition of the land just immediately prior to any installation, repair, maintenance or operation of said sewer lines, storm drains and water lines.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said John C. Pooler

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as joint tenants and not as tenants in common, <sup>his</sup> their heirs and assigns, to their own use and behoof forever.

And We do covenant with the said Grantees, <sup>his</sup> their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, <sup>his</sup> their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We the said Gerald L. Vigue and Bethany E. Vigue

husband and wife

~~XXXXXXXXXXXXXXXXXXXX~~  
~~husband/wife~~ of the said

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hand and seal this 25<sup>th</sup> day of the month of July, A.D. 1989.

Signed, Sealed and Delivered in presence of

Robert B. Patterson, Jr.  
to him

Gerald L. Vigue  
Bethany E. Vigue

State of Maine, County of Cumberland ~~Kennebec~~ ME. July 25, 1989.

Then personally appeared the above named Gerald L. Vigue and Bethany E. Vigue

and acknowledged the foregoing instrument to be their free act and deed.

Before me, Robert B. Patterson, Jr.  
Robert B. Patterson, Jr. Notary Public  
Attorney at Law

RECEIVED KENNEBEC SS.  
1989 JUL 28 AM 10:22

Printed Name, .....

WITNESSES: *James Earl M...*